

APPENDIX 4-E: DOWNTOWN BUZZARDS BAY PROPERTY USE CHARACTERISTICS BY CLASSIFICATION													
L.U. Class	Description	No. of Properties	Lot Size (S.F.)	Land Value	Primary Building Value	Taxable Value	Net Floor Area	Net F.A.R.	Bldg Value/Net S.F.	Year Built	Effective Year	Lot Acreage	
0130	Residential/Commercial	6	Total	103,056	\$ 1,236,400.00	\$ 709,500.00	\$ 2,143,500.00	9,486					2.36
			Average	17,176	\$ 206,066.67	\$ 118,250.00	\$ 357,250.00	1,581	0.14	\$ 76	1908	1981	0.39
0310	Commercial/Residential	13	Total	420,116	\$ 3,165,300	\$ 3,079,100	\$ 6,493,900	36,953					9.64
			Average	32,317	\$ 243,485	\$ 256,592	\$ 499,531	2,843	0.20	\$ 100	1932	1987	0.74
1010	Single Family Residence	128	Total	2,174,954	\$ 26,545,600	\$ 16,905,500	\$ 43,777,100	179,292					49.93
			Average	16,992	\$ 207,388	\$ 132,074	\$ 342,009	1,401	0.12	\$ 96	1938	1975	0.39
1020	Condominium (Res.)	13	Total	NA	NA	\$ 2,261,700	\$ 2,263,300						-
			Average	NA	NA	\$ 173,977	\$ 174,100	723	NA	\$ 248	1973	1994	-
1040	Two-Family Dwelling	15	Total	335,016	\$ 2,749,200	\$ 2,147,400	\$ 4,909,500	27,007					7.69
			Average	22,334	\$ 183,280	\$ 143,160	\$ 327,300	1,800	0.18	\$ 80	1889	1972	0.51
1050	Three-Family Dwelling	2	Total	30,707	\$ 256,000	\$ 250,300	\$ 506,300	3,939					0.71
			Average	15,354	\$ 128,000	\$ 125,150	\$ 253,150	1,970	0.20	\$ 67	1946	1969	0.35
1060	ACC Land w/Improvements	1	Total	169,025	\$ 203,700	\$ -	\$ 209,000						3.88
1090	Multiple Dwelling	9	Total	117,115	\$ 1,432,400	\$ 1,007,000	\$ 2,898,800	11,743					2.69
			Average	13,013	\$ 159,156	\$ 111,889	\$ 322,089	1,305	0.12	\$ 87	1931	1969	0.30
1110	Apartments (4-8 Units)	7	Total	88,850	\$ 1,598,000	\$ 1,355,300	\$ 2,962,900	33,686					2.04
			Average	12,693	\$ 228,286	\$ 193,614	\$ 423,271	4,812	0.41	\$ 40	1969	1988	0.29
1120	Apartments (>8 Units)	1	Total	603,326	\$ 1,173,200	\$ 5,108,500	\$ 6,337,700	4,214	0.01				13.85
1210	Rooming/Boarding House	1	Total	20,380	\$ 220,700	\$ 207,700	\$ 463,600	1,568	0.08		1850	1990	0.47
1300	Developable Land (Res.)	4	Total	110,119	\$ 508,300	\$ -	\$ 508,300						2.53
			Average	27,530	\$ 127,075	\$ -	\$ 127,075						
1310	Potentially Dev. Land (Res.)	3	Total	113,004	\$ 185,700	\$ -	\$ 185,700						2.59
			Average	37,668	\$ 61,900	\$ -	\$ 61,900						
1320	Undevelopable Land (Res.)	8	Total	49,266	\$ 30,300	\$ -	\$ 30,300						1.13
			Average	6,158	\$ 3,788	\$ -	\$ 3,788						
3010	Motels	3	Total	215,939	\$ 1,907,300	\$ 1,104,400	\$ 3,136,400	19,717					4.96
			Average	71,980	\$ 635,767	\$ 368,133	\$ 1,045,467	6,572	0.23	\$ 58	1952	1990	1.65
3160	Storage/Warehouse	7	Total	369,054	\$ 1,770,500	\$ 1,134,500	\$ 2,951,000	33,085					8.47
			Average	52,722	\$ 252,929	\$ 162,071	\$ 421,571	4,726	0.17	\$ 39	1955	1990	1.21
3220	Discount/Dept Stores	3	Total	166,845	\$ 1,231,600	\$ 2,156,000	\$ 3,480,300	45,549					3.83
			Average	55,615	\$ 410,533	\$ 718,667	\$ 1,160,100	15,183	0.45	\$ 49	1905	1981	1.28
3230	Shopping Center	2	Total	250,450	\$ 1,500,200	\$ 2,868,100	\$ 4,442,200	39,171					5.75
			Average	125,225	\$ 750,100	\$ 1,434,050	\$ 2,221,100	19,586	0.16	\$ 64	1973	1991	2.88
3250	Small Retail/Service Store	30	Total	787,944	\$ 6,550,800	\$ 8,014,600	\$ 15,007,200	121,043					18.09
			Average	26,265	\$ 218,360	\$ 267,153	\$ 500,240	4,035	0.26	\$ 79	1936	1984	0.60
3250	Retail Small	1	Total	67,954	\$ 804,400	\$ 854,700	\$ 1,719,300	11,198	0.16	\$ 76	1959	1992	1.56
3260	Eating/Drinking Estab.	11	Total	307,849	\$ 2,966,300	\$ 2,919,200	\$ 6,127,400	38,187					7.07
			Average	27,986	\$ 269,664	\$ 265,382	\$ 557,036	3,472	0.17	\$ 87	1953	1993	0.64
3300	Auto Sales & Service	2	Total	51,246	\$ 518,400	\$ 426,300	\$ 969,400	10,124					1.18
			Average	25,623	\$ 259,200	\$ 213,150	\$ 484,700	5,062	0.20	\$ 45	1972	1997	0.59
3320	Auto Repair Facility	3	Total	71,397	\$ 600,200	\$ 236,200	\$ 838,200	5,160					1.64
			Average	23,799	\$ 200,067	\$ 78,733	\$ 279,400	1,720	0.19	\$ 44	1935	1988	0.55
3340	Gas Service Stations	6	Total	137,405	\$ 2,832,800	\$ 905,100	\$ 4,318,100	11,833					3.15
			Average	22,901	\$ 472,133	\$ 150,850	\$ 719,683	1,972	0.09	\$ 81	1972	1994	0.53
3370	Parking Lots	8	Total	113,190	\$ 1,448,100	\$ -	\$ 1,474,700						2.60
			Average	14,149	\$ 181,013	\$ -	\$ 184,338						
3400	General Office Buildings	8	Total	108,848	\$ 1,480,100	\$ 1,457,500	\$ 2,975,300	28,520					2.50
			Average	13,606	\$ 185,013	\$ 182,188	\$ 371,913	3,565	0.28	\$ 50	1935	1992	0.31
3410	Bank Buildings	2	Total	18,770	\$ 361,600	\$ 670,300	\$ 1,113,300	8,151					0.43
			Average	9,385	\$ 180,800	\$ 335,150	\$ 556,650	4,076	0.49	\$ 82	1952	1992	0.22
3420	Medical Office Bldg	1	Total	43,566	\$ 264,700	\$ 432,600	\$ 705,800	4,215	0.10	\$ 103	1927	1995	1.00
3430	Business Condos	39	Total	-	\$ -	\$ 5,576,700	\$ 5,586,600	35,720					-
			Average			\$ 142,992	\$ 143,246	916		\$ 164	1985	1990	-
3500	Postal Service	1	Total	77,972	\$ 537,000	\$ 672,800	\$ 1,209,800	7,277	0.09	\$ 92	1995	1999	1.79
3560	Misc. Public Service	1	Total	121,974	\$ 154,500	\$ 80,900	\$ 252,000	1,935	0.02	\$ 42	1950	1978	2.80
3620	Motion Picture Theater	1	Total	17,000	\$ 187,200	\$ 431,100	\$ 632,600	10,088	0.59	\$ 43	1940	1975	0.39
3700	Bowling	1	Total	183,824	\$ 387,200	\$ 387,800	\$ 807,900	10,918	0.06	\$ 36	1941	1980	4.22
3880	Outdoor Recreation Prop.	1	Total	81,905	\$ 358,300	\$ -	\$ 508,200						1.88
3900	Developable Land (Comm.)	10	Total	781,222	\$ 3,090,400	\$ -	\$ 3,092,900						17.93
			Average	78,122	\$ 309,040	\$ -	\$ 309,290						
3910	Potential Dev. Land (Comm.)	4	Total	27,175	\$ 208,100	\$ -	\$ 208,100						0.63
			Average	6,794	\$ 52,025	\$ -	\$ 52,025						
3920	Undevelopable Land (Comm.)	7	Total	57,938	\$ 131,200	\$ -	\$ 133,300						1.33
			Average	8,277	\$ 18,743	\$ -	\$ 19,043						
4040	Research/Dev Facility	1	Total	28,056	\$ 358,200	\$ 335,600	\$ 699,400	6,972	0.25	\$ 48	1938	2000	0.64
4240	Electric Substation	1	Total	4,312	\$ 154,300	\$ -	\$ 154,300						0.10
4280	Gas Pressure Control Ctr	1	Total	10,000	\$ 214,300	\$ -	\$ 220,700						0.23
4300	Telephone Exchange Ctr	1	Total	16,742	\$ 238,300	\$ 362,600	\$ 607,900	4,922	0.29	\$ 74	1950	2000	0.38
4400	Developable Land/Comm.	1	Total	17,796	\$ 246,000	\$ -	\$ 246,000						0.41
			Average	2,414,966				7,500					
900	U.S. Government	5	Total	482,993				7,500	0.01		1964	1982	11.09
			Average	96,599				1,500					
9010	State of Massachusetts	2	Total	427,759	\$ 3,014,500	\$ 911,000	\$ 4,022,600	21,445					9.82
			Average	213,880	\$ 1,507,250	\$ 455,500	\$ 2,011,300	10,723	0.09	\$ 51	1929	1972	4.91
9030	Municipal	29	Total	2,245,576	\$ 13,989,400	\$ 4,115,700	\$ 19,197,200	65,489					51.55
			Average	77,434	\$ 482,393	\$ 587,957	\$ 661,972	2,258	0.19	\$ 85	1943	1990	1.78
9050	Charitable Organization	2	Total	28,024	\$ 194,400	\$ 236,100	\$ 430,500	5,900					0.64
			Average	14,012	\$ 97,200	\$ 236,100	\$ 215,250	5,900	0.56	\$ 40	1950	1975	0.32
9060	Religious Institutions	3	Total	182,298	\$ 2,140,200	\$ 1,543,900	\$ 4,602,500	26,703					4.19
			Average	60,766	\$ 713,400	\$ 514,633	\$ 1,534,167	8,901	0.29	\$ 54	1940	1981	1.40
9080	Housing Authority	1	Total	64,904	\$ 435,400	\$ 720,000	\$ 1,161,500	26,730	0.41	\$ 27	1960	1974	1.49